SFG20
Core

84-19 High Speed Doors

Date: 17 Aug 2021
Version: 5
Unit of Measure: Nr

Summary	
Frequencies	**Tasks**
6M (Months) 150 mins	3 4 5 6 7 8 9 10 11 12 13
0U (Unspecified)	1 2
Annual Timing	**300 mins**

Introduction

1 Any maintenance carried out on the equipment should be in accordance with the manufacturers' recommendations.
2 Consideration should be given to the discharge of secondary energy.
3 The method statement and accompanying risk assessment should be read, understood and implemented during this task.
4 Make sure there is a safe system of works in place when undertaking this maintenance.
5 When preparing the content of the maintenance instructions the following elements shall be taken into account:
- 5.1 the specifications and the intended use of the installation (type of installation, performance, type of goods to be transported, type of users, etc.);
- 5.2 the environment in which the installation and its components are installed (weather conditions, vandalism, etc.);
- 5.3 any restriction of use;
- 5.4 the result of the risk assessment for every working area and for every task to be undertaken;
- 5.5 the specific maintenance instructions provided by the manufacturer of safety components;
- 5.6 in case of components other than safety components, where maintenance is necessary, the maintenance instructions provided by the manufacturer of these components.

6 Where grease and/or oil is recommended ensure the correct type of lubricant is used in line with the manufacturers instructions and that any bearings are supposed to be lubricated and not sealed for life types.

Please refer to the overarching introduction (SFG 00-01) to make sure you are of the correct skill level as indicated within the task schedule to carry out the described works. Ensure you have read and understood the manufacturer's recommendations, carried out risk assessment(s) on each item of plant to identify the correct frequency of maintenance, identified all safety procedures that need to be applied and recorded in order to carry out the work in a safe and reliable manner.

Display Order	Tasks
1	**Formal visual inspection of electrical equipment** **Criticality:** Red **Frequency:** 0U **Skill Set:** Electrical **Action:** Before this formal visual inspection is carried out, the test operative should obtain a copy of the previous findings, if available, so that any deterioration can be assessed and advice given accordingly. The formal visual inspection shall be recorded and include the following checks: 1 The equipment is installed and operating in accordance with the manufacturer's instructions including: 1.1 Correct voltage. 1.2 Frequency. 1.3 Operating current. 1.4 Electrical protection (fuse, breaker, RCD, etc.). 1.5 Secure terminations, etc. 2 The suitability of the equipment for the environment including: 2.1 Mechanical/heat damage. 2.2 Weather. 2.3 High/low temperatures.

1
continued

2.4 Water.
2.5 Pressure.
2.6 Dirty conditions.
2.7 Corrosive conditions.
2.8 Flammable/explosive substances, etc.

3 Switching & isolation of equipment including:
3.1 Normal functional use.
3.2 Perform maintenance (lockable).
3.3 Emergency disconnection, etc.

4 Where possible, the user should be consulted if they are aware of any faults and correct operation.

5 Carry out user checks including inspect:
5.1 . Equipment casing/housing - check for cracks, warping, discoloration, scorching or burns.
5.2 Flex/cable - Check for damage or splits in the cable, twisting or repairs with adhesive tape.
5.3 Accessories, including extensions and adapters - Check the plug and sockets, length of cable. Reels should be uncoiled when being used.
5.4 A valid label is attached.
5.5 Look for a 'T' or test button on RCD device. Press before use to check RCD trips and disconnects equipment. Reset after test.
5.6 Plugs, sockets, fused connection unit or similar - check for heat damage, loose or bent screws/pins, and broken and loose casings.

6 Plugs, couplers and the like (unless non-rewireable) should be opened and the connections within inspected. Fuses, if fitted, should be checked for correct rating. (See current IET code of practice.)

If equipment is found to be damaged or faulty, it should be immediately removed from use, reported, and labelled. The duty holder must be informed of any equipment failing the formal visual inspection.

Notes:

1 The scope of this inspection includes the electrical equipment and the supply cable from the point of isolation (where available) to the electrical equipment. The point of isolation is usually the demarcation boundary between the electrical equipment covered by this Schedule and the fixed wiring electrical installation.
2 The inspection should be undertaken in accordance with the current IET code of practice.
3 The findings from the inspection are to be recorded, a model form is provided within the current IET code of practice. (Specialised electrical equipment may require further tests necessitating a more detailed form.)

2

Combined inspection and testing of electrical equipment

Criticality: Red **Frequency:** 0U **Skill Set:** Electrical

Action: Before this combined inspection and testing is carried out, the test operative should obtain a copy of the previous findings, if available, so that any deterioration can be assessed and advice given accordingly.

The combined inspection and testing shall be recorded and include the following checks:

1 A preliminary visual inspection.
2 Suitable means of isolation of equipment.
3 Where necessary, identify and disconnect ancillary equipment e.g. control/comms.
4 Undertake user checks from the formal visual inspection and shown below.
5 The suitability of the equipment for the environment including:
5.1 Mechanical/heat damage.
5.2 Weather.
5.3 High/low temperatures.
5.4 Water.
5.5 Pressure.
5.6 Dirty conditions.
5.7 Corrosive conditions.
5.8 Flammable/explosive substances, etc.

The in-service testing, to be completed, in the order shown:
1 A protective conductor continuity test on Class I equipment.
2 An insulation resistance test.
3 Where required, a protective conductor current/touch current test.

2 continued	4 Where required, RCD operating time test. 5 A functional check of the equipment. If equipment is found to be damaged or faulty, it should be immediately removed from use, reported and labelled. The duty holder must be informed of any equipment failing the combined inspection and testing. **Notes:** 1 The scope of this inspection includes the electrical equipment and the supply cable from the point of isolation (where available) to the electrical equipment. The point of isolation is usually the demarcation boundary between the electrical equipment covered by this Schedule and the fixed wiring electrical installation. 2 The inspection should be undertaken in accordance with the current IET code of practice. 3 The findings from the inspection are to be recorded, a model form is provided within the current IET code of practice. (Specialised electrical equipment may require further tests necessitating a more detailed form.)
3	**Operation - general** **Criticality:** Not Specified **Frequency:** 6M **Skill Set:** Specialist **Action:** 1 Check to confirm that the high speed door is working correctly and find out if there have been any previous problems with the door or its operation. 2 Check the physical condition of the equipment. 3 The engineer should ensure the door operator is isolated when necessary for safe working practice. 4 Adjust components as necessary; replace all aged, worn or damaged parts. **Notes:** The frequency of these tasks depends on the number of operations the door performs each day but as a guide: 15 operations per day - 2 visits per annum 30 operations per day - 3 visits per annum 45 operations per day - 4 visits per annum 45+ operations per day - 6 visits per annum.
4	**Visual inspection** **Criticality:** Not Specified **Frequency:** 6M **Skill Set:** Specialist **Action:** Check the door for general damage. Check the guide bodies and plates. **Notes:** The electrical supply to the equipment must be isolated and confirmed safe, before carrying out this maintenance check.
5	**Curtain** **Criticality:** Not Specified **Frequency:** 6M **Skill Set:** Specialist **Action:** Check the following: 1 Curtain fixing to Barrel. 2 Wind Bars. 3 Check for rips and tears. 4 Check bottom rail end cassette wear pads/skirt damage. **Notes:** The electrical supply to the equipment must be isolated and confirmed safe, before carrying out this maintenance check.
6	**Barrel balance assembly** **Criticality:** Not Specified **Frequency:** 6M **Skill Set:** Specialist **Action:** Check the following: 1 Shaft ends for wear. 2 Shaft bearing. 3 Lubrication of bearings. 4 Canopy/Hood Condition. 5 Canopy/Hood Fixing. 6 Barrel Restraining Fixings.

6 continued	**Notes:** The electrical supply to the equipment must be isolated and confirmed safe, before carrying out this maintenance check.
7	**Guides** **Criticality:** Not Specified **Frequency:** 6M **Skill Set:** Specialist **Action:** Check the following: 1 Fixings and Bolt security. 2 Guide seals/brushes. 3 Inspection covers. 4 Lubrication of hinges. **Notes:** The electrical supply to the equipment must be isolated and confirmed safe, before carrying out this maintenance check.
8	**General** **Criticality:** Not Specified **Frequency:** 6M **Skill Set:** Specialist **Action:** Oil and Grease all moving parts in accordance with the manufacturer's recommendations and using the correct types of lubricant. **Notes:** The electrical supply to the equipment must be isolated and confirmed safe, before carrying out this maintenance check.
9	**Motor/drive unit (if applicable)** **Criticality:** Not Specified **Frequency:** 6M **Skill Set:** Specialist **Action:** Check the following: 1 All wiring including mains leads and terminal connections for signs of overheating and physical damage of insulation (tighten connections where necessary). 2 Main electrical isolator for condition and operation. 3 Security of all fixings and mounting bolts. 4 Manual Operation. 5 Interlock system to other doors. 6 Limit Switch Settings. 7 Starter Control Unit. 8 Electrical integrity. **Notes:** The electrical supply to the equipment must be isolated and confirmed safe, before carrying out this maintenance check.
10	**Doors** **Criticality:** Not Specified **Frequency:** 6M **Skill Set:** Specialist **Action:** Report any damaged doors to client. **Notes:** The electrical supply to the equipment must be isolated and confirmed safe, before carrying out this maintenance check.
11	**Electrical - 6 monthly** **Criticality:** Not Specified **Frequency:** 6M **Skill Set:** Specialist **Action:** Check the following: 1 All electrical connections. 2 Fuse sizes. 3 Battery unit for correct operation. 4 Isolate power to ensure doors fail to open position on battery power. 5 All speeds and functions are correct. 6 Photocells for correct operation and signs of corrosion. 7 Operation and ranges of impulse devices. 8 Operation of any threshold devices. 9 Replace and clean cover and motor.

11 continued	**Notes:** The electrical supply to the equipment must be isolated and confirmed safe, before carrying out this maintenance check.
12	**Safety devices and test** **Criticality:** Not Specified **Frequency:** 6M **Skill Set:** Specialist **Action:** 1 Check the occupier safety tests on the doors including the following: 1.1 Safety edge. 1.2 Spiral Cable where fitted. 1.3 PEC Beam Alignment. 1.4 Loop System. 1.5 Motion/Presence Detector. 2 It is the person/organisation responsible for the operation and maintenance of the doors who should consider each individual installation and adopt a safety test procedure that is suitable for that installation. 3 Additional tests to those given in this schedule may be necessary if specified by the manufacturer. 4 Any additional safety tests required by the Client, for example fall back device, must be undertaken by the Contractor to the Client's requirements and recorded in detail. **Notes:** The electrical supply to the equipment must be isolated and confirmed safe, before carrying out this maintenance check.
13	**Operational test** **Criticality:** Not Specified **Frequency:** 6M **Skill Set:** Specialist **Action:** 1 Carry out a full operational test on the door. 2 Check all safety devices for correct operation. 3 Operate emergency stop buttons. 4 Check the doors for noise and smooth operation. **Notes:** With the electrical supply restored, carry out the operational tests.

Legislation, Regulations and Guidance
http://shop.bsigroup.com/ProductDetail?pid=000000000030342613 BS 7671:2018+A1:2020. Requirements for Electrical Installations. IET Wiring Regulations.
http://shop.theiet.org/code-of-practice-for-in-service-inspection-and-testing-of-electrical-equipment-5th-edition IET Code of Practice for in-service inspection and testing of electrical equipment